

063.A

0003

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

606,000 / 606,000

USE VALUE:

606,000 / 606,000

ASSESSED:

606,000 / 606,000


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 6 | | BROOKDALE RD, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|-------------------|---------|---|
| Owner 1: | SHADDOCK DEAN A & | Unit #: | 2 |
| Owner 2: | LYNCH SARAH J | | |
| Owner 3: | | | |
| Street 1: | 6 BROOKDALE RD #2 | | |
| Street 2: | | | |

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NORTON JENNIFER -

Owner 2: -

Street 1: 6 BROOKDALE RD #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Wood Shingle Exterior and 1570 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7216 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 603,200 | 2,800 | | 606,000 | | 220792 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 07/24/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 102 | FV | 603,200 | 2800 | . | | 606,000 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 585,200 | 2800 | . | | 588,000 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 576,300 | 2800 | . | | 579,100 | 579,100 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 519,100 | 2800 | . | | 521,900 | 521,900 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 458,300 | 2800 | . | | 461,100 | 461,100 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 417,200 | 2800 | . | | 420,000 | 420,000 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 417,200 | 2800 | . | | 420,000 | 420,000 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 382,900 | 2800 | . | | 385,700 | 385,700 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | PAT ACCT. |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|-----------|
| NORTON JENNIFER | 59878-225 | | 8/29/2012 | | 395,000 | No | No | | | 14544 |
| VAGANAY JEROME | 50968-138 | | 3/31/2008 | | 380,000 | No | No | | | |
| YOUNELL MATTHEW | 39653-190 | | 6/23/2003 | | 339,900 | No | No | | | |
| KIELY JR DAVID | 32123-171 | | 12/11/2000 | Family | 140,000 | No | No | 4 | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|-----------|--------------|-----|-------------|
| 4/15/2015 | 337 | Redo Kit | 9,000 | | | | | Kitchen renovation | 7/24/2018 | Measured | DGM | D Mann |
| 2/4/2015 | 115 | Insulate | 2,116 | | | | | Installation of wa | 5/28/2015 | Permit Insp | PC | PHIL C |
| 5/21/2004 | 395 | Dormers | 15,000 | | | G6 | GR FY06 | 14X28 DORMER | 2/16/2005 | Info Fm Prmt | BR | B Rossignol |
| 3/12/2004 | 158 | New Wind | 1,100 | | | G6 | GR FY06 | 2 new windows | | | | |

ACTIVITY INFORMATION

| | | | |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|---|-----|------------------------------------|-------------------|------------|------|-------------------------|------------|-------|-----|----------------------|------|-------|------------|--------------|--------------|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 1 | Rating: Good | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | | | | | | | | | | | | | | | | |
| Color: BEIGE | | | | A Kits: | Rating: | | | | | | | | | | | | | | | | | | |
| View / Desir: N - NONE | | | | Fapl: | Rating: | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1928 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G6 | Fact: | . | | Floor: 2 - 2nd Floor | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 50.000000000 | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | Exterior: | | No Unit | RMS | BRS | FL | | | | | | | | | | | | |
| Prim Int Wal | 2 - Plaster | | | Functional: | % | Interior: | | 1 | 5 | 2 | 2 | | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | % | Additions: | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | % | Kitchen: | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | % | Baths: | | | | | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 18.6 % | Plumbing: | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 2 - Softwood | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 305.00 | | Heating: | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.31878972 | | General: | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 1.00989902 | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 406.213 | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 64000 | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | NBHD Inf: 0.95999998 | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 741052 | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled: | | | Depreciation: 137836 | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 603216 | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 063.A-0003-0005.0 | | | | | | | | | | | | IMAGE | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| 3 | Garage | D | Y | 1 10X10 | A | GD | 1928 | | 40.00 | T | 30 | 102 | | | 2,800 | | 2,800 | | | | | | |
| More: N | | | | Total Yard Items: 2,800 | | | | Total Special Features: | | | | | | | | Total: 2,800 | | | | | | | |
| Undisplayed Areas: GLA: 1570 | | | | | | | | | | | | | | | | | | | | | | | |